



## EARLY DESIGN GUIDANCE OF THE

Choose an item.

Project Number: 3014232 & 3014233

Address: 3326 & 3400 Wallingford Avenue North

Applicant: Jon Hall with GGLO

Date of Report: Thursday, May 09, 2013

DPD Staff: Bruce P. Rips

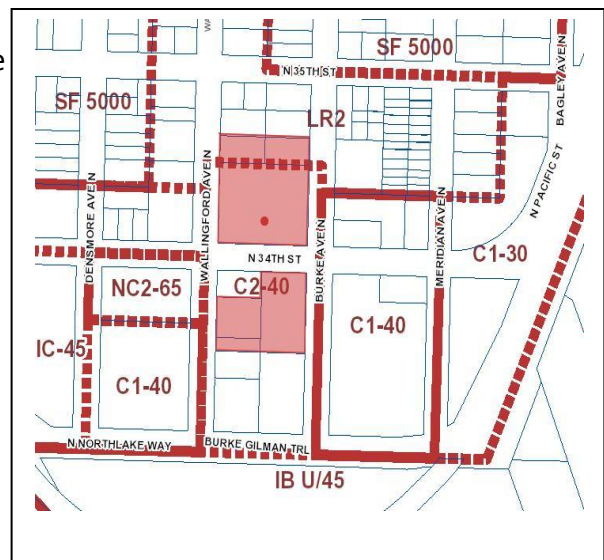
### SITE & VICINITY

North of N. 34th St., the site comprises two zones: Commercial Two with a 40 foot height limit (C2 40) and multi-family Lowrise Two (LR2).

South of N. 34th St., the zoning designation is (C2 40).

LR2 zoning extends along the Wallingford Ave corridor from the northern portion of the site to N. 37<sup>th</sup> St. The same zone continues to the east of the site toward N. Pacific St.

Northwest and northeast of the properties, single family zoning (SF 5000) predominates. In the latter area, SF 500 begins to the north of N. 35h St.



Zoning for commercial uses (C1 40 and C2 40) extends in a corridor fronting N. 34<sup>th</sup> St. and N. Northlake Way.

Industrial Buffer (IB U/45) and Industrial Commercial (IC 45) with height Limits ranging from 45' to unlimited (depending upon the use) extend along the waterfront and follow the N. Northlake Pl. corridor.

Lot Area: North of N. 34<sup>th</sup> St., the three lots total 54,720 square feet.  
South of N. 34<sup>th</sup> St, the three lots contain 34,200 sq. ft.

Current Development: North of N. 34<sup>th</sup> St. the site contains the former Avtech complex on the south. On the northern portion are two vacant residential structures.  
South of N. 34<sup>th</sup> St., the properties house several former Avtech buildings.

Access: Access could potentially occur from Wallingford Ave N., Burke Ave. N., or N. 34<sup>th</sup> St.

Surrounding Development & Neighborhood Character:	<p>The project sites lie within the south part of Wallingford. The range of land use types comprises a diverse amalgamation of commercial, industrial and residential uses. To the northeast and northwest, a variety of multi-family residential uses including townhouses and larger multi-family buildings sit close by the two project sites. The larger residential buildings were constructed in the years between 1969 and 2005. Beyond the multi-family structures, single family houses, many known as bungalows and craftsman style houses, comprise the dominant character of the area. Commercial and industrial uses extend to the east and west as well as the south. The Varsity Inn restaurant occupies the southeast corner of N. 34<sup>th</sup> St. and Wallingford Ave N abutting the project's southern site.</p> <p>Several important recreational features anchor the southern portion of Wallingford---Gas Works Park, the Burke Gilman Trail, and Lake Union. The Wallingford Steps in part links these neighborhood and regional landscape (and transportation) amenities to the project site and the heart of Wallingford.</p> <p>The larger structures along N. 34<sup>th</sup> St. and N. Northlake Way give way to finer grain townhouses and single family structures as one travels northward from the site.</p> <p>North 34<sup>th</sup> St. is classified as a principal arterial street. Wallingford Ave, north of 34<sup>th</sup> St., is designated as a collector.</p> <p>ECAs: The site does not contain mapped environmentally critical areas.</p>
---	--

## PROJECT DESCRIPTION

North of N. 34<sup>th</sup> St: The applicant proposes a four to five-story, 176 unit residential building with eight live/work units (totaling 8,000 sq. ft.) at ground level. A below-grade parking garage would contain 164 vehicles. The existing commercial and residential buildings would be demolished.

South of N. 34<sup>th</sup> St: A four-story structure would contain 90 residential units with four live/work units (4,000 sq. ft. total) at ground level. A below-grade garage would house a total of 107 vehicles. The existing commercial structures would be demolished.

## DESIGN DEVELOPMENT

The early design packet presents four design scenarios. Three options illustrate massing diagrams housing the program described above in the project description. A fourth option, a code compliant alternative, depicts two large commercial structures and townhouses. This

analysis focuses, for the most part, on the three residentially oriented options. The applicant's packet provides considerably more detail for the applicant preferred Option # 3.

For both the north and south sites, the architect proposes in Option # 1 parallel volumes extending east-west on the two sites. On the north site, the interstitial space between the volumes represents a courtyard or amenity area for the tenants. Within the northern most portion of the site, zoned Lowrise Two, two appendages to the larger structure most likely conform to the lower height in this zone. The volumes that comprise the complex are connected by enclosed, three-story bridges, raised above the ground floor. The open space meets Burke and Wallingford Avenues at roughly the mid-points of the complex. The building mass otherwise appears to closely approach the property lines on the three surrounding streets. Due to the sloping topography, the northern volume perches approximately one-floor above the building mass closest to N. 34<sup>th</sup> St.

The two masses on the south site form two parallel bars of varying lengths (the Varsity Inn occupies the northwest corner of the block) with an east-west orientation. Green space forms the divide between these masses, running behind the Varsity, and meeting Burke and Wallingford Avenues. Similar to the north site, a three-story enclosed bridge raised over the open space forms a gateway into the linear court. The structures, built over a parking garage, appear to have minimal setbacks on Burke and Wallingford. Facing N. 34<sup>th</sup> St., the structure steps back from the street at the fourth floor. The roof top forms one continuous horizontal plane with mechanical penthouses and possibly an amenity room projecting above the roof.

For both concept schemes #1 and 2, the applicant has not defined pedestrian entries, vehicular access points or indicated the location of the proposed live/work units.

Option # 2 forms a four-story "U" shaped structure on the north site. The diagram illustrates a relatively unarticulated mass surrounding a deep rectangular courtyard or lawn open to N. 34<sup>th</sup> St. No setbacks from the property occur along the streets (with the exception of the courtyard) and the horizontal plane of the roof top is continuous. The building steps back from the north property line located in the LR 2 zone. The massing for the south site, perhaps in deference to the chamfered office buildings to the south, forms a pinwheel shape in plan. With a vertical circulation core at the center of the site, three, four-story residential wings radiate outward to the northeast, southeast and northwest corners. Open space occupies the interstitial areas between the wings forming triangular shaped spaces at the edges of the site. In mass the design resembles certain large institutions.

Scheme or option # 3 orients the masses for the two sites along north-south axes. On the north parcels, two parallel volumes occupy the eastern and western halves of the site with a linear court or plaza between them connecting N. 34<sup>th</sup> St. to the north property line. A smaller mass, beginning near the line dividing the commercial from the lowrise zones, extends from Wallingford Ave to the perpendicular and longer north-south plaza. The structure forms two terraces at the roof level beginning at N. 34<sup>th</sup> St. At the site's northern portion (in the LR2 zone), the structure appears to step down from four to possibly three stories. A three-story skybridge

crosses the north-south linear open space above-grade linking the two parallel masses. The massing diagrams indicate a fairly complex relationship between the street elevations and their setbacks. The wall plane shifts along the streets. In places, the two upper floors project over the lower floors facing the bordering streets. On Wallingford Ave., a portion of the upper floor steps back from the dominant wall plane. As the building approaches the north property line, the setbacks increase allowing greater open spaces at the edges. Vehicular access occurs on Burke Ave within the multi-family lowrise zone near the property's north end. Residential entries are less well delineated in the booklet but may occur in the central open space and along the streets for dwelling units at grade.

The south site also has two parallel volumes, separated by an open space, extending lengthwise in the north-south direction. The western volume lies behind the Varsity Inn with a skybridge connecting the east structure across the lawn separating them. An exterior passageway connects N. 34<sup>th</sup> St. with a proposed sunken garden in the center of the site. Three-dimensional diagrams depict two-stories, roughly aligned with the Varsity Inn's height, then additional floors setback from N. 34<sup>th</sup> St. The building steps back from the street at its two upper levels. Garage access would occur from Burke Ave. near the south property line. Pedestrian entries are not well delineated in the drawings.

## **PUBLIC COMMENT**

DPD received over 75 comment letters. The majority of the correspondence focused on the proposed garage access on Burke Ave. N. For the writers, the problematic location of the garage would engender impacts to the following: pedestrian and vehicular safety; an already crowded neighborhood street; and a significant quantity of cut-through traffic on a local street. Related issues include concerns about an insufficient amount of parking to be provided for the number of proposed units and parking spillover into the neighborhood generated by the project.

Other issues raised by the public include the following: the lack of true commercial uses in a commercially zoned area needing local services; building height exceeding appropriate heights for the area; the distribution of green space (most of it placed in the center of the site rather than on the edges); adequacy of site drainage; building setbacks from the street; views to downtown; and massing setbacks. A few letters asked for a clarification or denial of the departure requests and some challenged the adequacy of the information provided about the departures.

Several letters used the Wallingford neighborhood specific guidelines to frame their comments. Suggestions included the use of brick, installation of plazas at the corners, stepping the structure down the slope along N. 34<sup>th</sup> St., ensuring larger setbacks at the streets. Letters also conveyed interest in Option #2 for the south site and the need for true commercial space as opposed to live/work units fronting N. 34<sup>th</sup> St.

A series of letters addressed the adequacy of the administrative design review process and the community's desire for a public meeting.

## PRIORITIES & STAFF GUIDANCE

After visiting the site and considering the analysis of the site and context provided by the proponents, the Design Review staff provided the following siting and design guidance. Staff identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

### A. Site Planning

**A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

**Wallingford-specific supplemental guidance:**

- Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.
- Design public and private outdoor spaces to take advantage of sun exposure.
- Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public right-of-ways.

By truly capitalizing on the development sites' topographic and human made attributes, a design will evolve that appears integrated into the larger neighborhood. Consider the prevailing conditions: two north south avenues that connect residential Wallingford to the recreational amenities to the south and N. 34<sup>th</sup> St and an east-west commercial corridor with its physical peak at the intersection of N. 34<sup>th</sup> St. and Wallingford. The two north-south streets are residential in character but possess different scales. The design should acknowledge the slope, the views and the nature of the nearby building forms. Designing along N. 34<sup>th</sup> St. ought to reinforce the commercial character of N. 34<sup>th</sup> St. while establishing plazas that serve as both primary entries to the residential component and outdoor amenities for the commercial uses.

The project design should honor the Wallingford specific guidance above by setting the upper levels back from the two avenues (to ensure skyline views and to minimize shadows on public sidewalks) and creating outdoor spaces that take advantages of sun exposure.

**A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

**Wallingford-specific supplemental guidance:**

- Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features.
- Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.

The applicant's packet does not delineate the location of proposed live/work units in the concept diagrams. Without this information, it is difficult to ascertain the relationships of the units to the streets. These commercial units ought to meet the grade at the rights of way and provide a commercial appearance at the street frontage with extensive glazing, signage and overhead weather protection. Preferably these units on N. 34<sup>th</sup> St. should resemble two-story commercial spaces. The design should accommodate a large work area that visually extends from the storefront to the back of the unit.

If residential units are directly accessible from the two avenues, these units should be at-grade or a few feet above grade with patios and stoops that provide enough sitting area for a few people to congregate.

**A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

**Wallingford-specific supplemental guidance:**

- Primary business and residential entrances should be oriented to the commercial street (for development along North 45th Street and Stone Way North).

Sizeable plazas, public in nature, should define the primary residential entrances. Staff encourages a significant entrance at the corner of Wallingford Ave and N. 34<sup>th</sup> St. and another plaza for the south site at the corner of Burke Ave. and N. 34<sup>th</sup> St.

**A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.**

**Wallingford-specific supplemental guidance:**

- If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, particularly along North 45th Street, where existing sidewalks tend to be too narrow.
- Outdoor dining, indoor-outdoor commercial/ retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on North 45th Street and Stone Way North.

Live/work and residential units at or near grade should have semi-public areas at the street frontage to create a transition from the public right of way to the more private realm of the unit and building interior. Open space or mews through the complex ought to have a larger presence at the streetscapes to provide meaningful breaks in the length

of the facades and encourage an engagement between the sidewalk and the open spaces.

- A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

Both options # 1 and 3 illustrate an upper level setback on N. 34<sup>th</sup> St. for the south site. This continuation of the scale of the Varsity restaurant is encouraged.

The structures should step down at the lowrise zone.

- A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.**

The guidance from A-2 provides an expectation that the transition between the residences and street promote a positive social interchange between those who live in the complex and the neighbors. At the very least, the massing of the lower two floors facing the streets should reinforce this expectation. Patios, large windows, usable balconies, stoops all help to enable this interaction.

- A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

**Wallingford-specific supplemental guidance:**

**Maximize open space opportunity at grade (residential or mixed-use projects):**

- Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.
- Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures.

Use the Wallingford guidelines above to create gardens and patios fronting the two avenues. A generous area (approximately 15' wide) on Wallingford Ave extending from the curb would allow plantings and patios on both sides of the sidewalk. With the more intimate scale along Burke Ave, the width could potentially be narrower.

The skybridges crossing the open spaces works as a detriment to the plazas and mews by casting shadows and unnecessarily enlarging the scale of the plazas and the complex. Eliminate these to create more intimate and inviting spaces.

The varying levels of the open spaces suggested in the landscape diagrams should allow for accessibility. On the north site, these sequences of spaces appear promising.

- A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

**Wallingford-specific supplemental guidance:**



- **Structured parking entrances should be located on side streets or alleys.**
- **Drive-in facilities whose driveways enter or exit over the main frontage sidewalk are discouraged.**

Locating garage access for the north site on Burke Ave is problematic for many of the reasons stated in the public comment section. Further exploration of alternative locations needs to occur as well as a study of techniques for directing traffic away from the adjacent lowrise and single family zones. Without a study of these alternatives and techniques, design review staff cannot endorse a single point of access on Burke.

Vehicle access on Burke Ave for the south site would appear to allow traffic movement to turn onto N. 34<sup>th</sup> St. or use N. Northlake Way.

**A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

**Wallingford-specific supplemental guidance:**

- **Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.**
- **Provide definition at main gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."**
- **Provide definition at other main intersections.**
- **Developers are encouraged to propose larger setbacks to provide for wider sidewalks or plazas and to enhance view corridors at gateway intersections in consideration for departures from lot coverage or landscaping requirements.**
- **Typical corner developments should provide:**
  - **a main building entrance located at corner;**
  - **an entrance set back to soften corner and enhance pedestrian environment; and**
  - **use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.**

The two sites have three highly visible corners. Fully integrate into the design the specific neighborhood guidance for corner lots in Wallingford. The massing diagrams and the landscape concepts appear on the surface to ignore the bullet points listed above. Buildings anchor corners in a variety of ways. Plazas, shaped by the structure's massing, provide a strong definition to corners.

The notion of the upper floors extending over the lower floors at N. 34<sup>th</sup> and Wallingford Ave and on Burke Ave., as depicted in Option #3, does not meet the Wallingford guidelines. A plaza at the Wallingford Ave corner would provide an informal gathering area (to watch the fireworks) and conjure the same magic that the earthwork (in Gas Works Park) and the plaza at the Wallingford Steps (see D-1 guidance) do. By capitalizing

on the site's assets, a plaza at the southwest corner of the north site would capture good natural light, ideal for placemaking. Endow plazas with benches, art and ornament that impart identity.

## **B. Height, Bulk and Scale**

**B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

**Wallingford-specific supplemental guidance:**

- Cornice and roof lines should respect the heights of surrounding structures.
- Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.
- To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.
- Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.
- For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.
- Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.
- Consider additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes which increase the relative height above grade along the street or between zones.

**Be sensitive to public views on North 45th Street, Stone Way North and north-south avenues south of North 40th Street:**

- Consider stepping back floors five feet per floor.
- Notching or setbacks at corners of buildings or ground floors are encouraged.

The break between the two structures at N. 34<sup>th</sup> St. on the north site reduces the overall mass and creates the appearance of two structures. Along the two avenues, the lengths of the buildings exceed 180 feet creating, significant bulk (see bullet point # 5 above). Five floors face Burke with much of the upper levels projecting toward the street. Both the structures' lengths and the projecting upper levels represent architectural ideas or patterns counter to the Wallingford specific guidelines. The demarcation in zoning from the C2-40 to LR2 zones represents one location of providing a mews (in Option # 3) in the

east-west direction connecting Burke to Wallingford Avenue that both separates the structures in a significant manner and allows for the internalized open spaces to merge with the streetscape. Use bullet point #4 from the Wallingford guidelines above to reduce the bulk of the structures (see second paragraph of C-1 guidance).

The two residential developments on the west side of Wallingford Ave and N. 34<sup>th</sup> St. acknowledge their corners. At the Tavona, the inflection of the façade and the plaza lend definition to the corner. On the northwest corner, the red portion of The Biscayne stair steps back from the corner. The proposed development has an opportunity to celebrate a significant corner and acknowledge the transition between the residential oriented Wallingford Ave and the commercially oriented N. 34<sup>th</sup> St.

## **C. Architectural Elements and Materials**

- C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

**Wallingford-specific supplemental guidance:**

Complement positive existing character and/or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story high and include: solid kick panels below windows; large storefront windows; multi-pane or double hung windows with transoms or clerestories lites; high level of fine grained detailing and trim; high quality materials, such as brick and terra-cotta; canopies; variable parapets; cornices .

New buildings should strive for a contextual approach to design. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings and style elements.

**Base**

- Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials.
- Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).

**Middle**

- Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure.
- Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.

- Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

#### Top

- Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.

The neighborhood specific guidelines encourage a traditional approach to design. The proposal ought to honor the principles outlined but, as stated above, the imagery does not need to have a historicist character. None of the structures in the immediate vicinity possess compelling aesthetic quality or suggest a strong precedent. Given the two sites and the potential scale, the proposal will transform this portion of Wallingford and could provide a strong identity beyond adding infill to the neighborhood fabric. At least three qualities within the neighborhood suggest worthwhile design influences or cues: the alterity and whimsical quality of the two sculptural plazas and the earthworks discussed in the guidance for D-1; the nearby maritime industry (as well as the structures at Gas Works Park); and the size and scale of the existing multifamily residential buildings.

The size of the northern property allows for structures potentially larger than the nearby multifamily buildings. Similar to the structures that form the Tavona and the Regata, the design should resemble an ensemble of smaller pieces and intentional places. The proposals for both the north and south sites should have smaller footprints and mass than what is currently shown. The north site has an area roughly equivalent of the Regata project. Yet, the Regata comprises three structures linked by a T-shaped open space. The scale feels more in keeping with the neighborhood grain.

- C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

#### Wallingford-specific supplemental guidance:

- The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces with distinctive appearances.
- Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods.
- Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest. Encourage pedestrian scale pole lights along streets and walks.

#### Signage

- Signage should reflect the pedestrian scale of the neighborhood.
- Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
- Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.
- Creative, detailed, artistic and unique signage is encouraged.
- The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- Pole signs of any type are discouraged.

The three concepts have clear plan diagrams and the landscape effort for Option # 3 possesses compelling attributes in its division of spaces into rooms or linked galleries. Yet, the concepts appear free of strong or convincing ideas. The early design guidance booklet has a fairly thorough urban design inventory of the surrounding vicinity but no analysis of the information. What works or doesn't work in the neighborhood? What are the area's significant attributes? How did those characteristics influence the three schemes? Are there materials and building patterns typical of the area? Is it feasible to reuse the portion of the Avtech building that fronts N. 34<sup>th</sup> St. (on the north site) as part of a new complex? Should the nearby industrial and maritime structures influence the building design? The absence of an informative conversation about urban patterns and architectonic ideas generates a lacuna or disconnection between the diagrams presented and the spirit (or *genus loci*) of the neighborhood.

The first three Wallingford guidelines listed above have a great deal of relevance. Their influence on design development should be foremost in the mind of the architect.

**C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

**Wallingford-specific supplemental guidance:**

- Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.
- Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.

**Use durable, attractive and well-detailed finish materials:**

- Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.
- Encourage the use of brick.
- Discourage aluminum and vinyl siding, and siding with narrow trim.

The guidance for C-1 and C-4 discusses the importance of reducing the project's scale. The skybridges should be eliminated due to the deleterious impact on the quality of the open space and the unnecessary addition to the building mass. Reduce the scale of the

two buildings on the north site by creating three separate structures or separate the structures in the LR2 zone from the larger buildings. See B-1 guidance.

- C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

The choice of materials and color should be restrained aiming for refinement rather than a reliance on a collision of color, extensive modulation and projecting balconies to ensure a sense of scale. By limiting the number of colors and materials, other architectural elements such as detailing, ornament and pattern, which provide a finer sense of scale, can take precedence.

- C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

The size of garage doors should be minimized as much as possible. The appearance of garage door width can be reduced by using subdivided portals or other techniques.

## **D. Pedestrian Environment**

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

**Wallingford-specific supplemental guidance:**

Provide convenient, attractive and protected pedestrian entry for both business and upper story residential uses.

- **Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.**
- **Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.**

Along a north-south axis exists two circular plazas and a round sculptural land form or earth work. Beginning on the south, an earthworks mound with its spiraling path and circular plaza at its apex crowns Gas Works Park. A few steps above N. Northlake Way, a circular plaza, on roughly the same axis, forms the landing or centerpiece of The Wallingford Steps. The theme continues at the southwest corner of N. 34<sup>th</sup> St. and Wallingford Ave intersection with the circular plaza and sculpture anchoring the Tavona condominiums.

The northeast corner of the same intersection ought to have a plaza in the same spirit that marks both an entry into the residential development and a community asset.

In general, the open spaces for the three schemes (with the exception of option #2's south site) are quite internalized to the developments. Meaningful open spaces sit

between buildings or on the roof tops. Given the sizes of the properties and the proposed building footprints, more open space should be sited at strategic corners or along the streetscape.

As mentioned above in the Wallingford guidelines, overhead weather protection should be created along N. 34<sup>th</sup> St. to signify the live/work and residential units at grade.

- D-2 Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

**Wallingford-specific supplemental guidance:**

- Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.
- In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.
- Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.
- Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.
- Windows on walls perpendicular to the street are encouraged.

Follow the Wallingford specific guidelines in addressing the possibility of blank walls.

- D-3 Retaining Walls.** Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

**Wallingford-specific supplemental guidance:**

Minimize the height of retaining walls.

- Where retaining walls are unavoidable, a textured surface, inlaid material and/or sensitively designed reveal lines are encouraged.

- D-5 Visual Impacts of Parking Structures.** The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

- D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street



front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

The next iteration of design must clearly illustrate the storage of solid waste and how it will be disposed. Temporary storage on the rights of way is discouraged.

- D-7 Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

**Wallingford-specific supplemental guidance:**

- In residential projects, discourage solid fences that reduce security and visual access from streets.

**Lighting:**

- Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.
- Consider installing lighting in display windows that illuminates the sidewalk.
- Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.
- Installation of pedestrian light fixtures as part of a development's sidewalk improvements is strongly encouraged. The style of light fixture should be consistent with the preference identified by Wallingford through Seattle City Light's pedestrian lighting program.

- D-9 Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

A signage concept plan for the live/work units is required.

- D-10 Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

See the Wallingford guidelines for D-7, Personal Safety and Security. See guidance for A-2. Please provide at MUP stage a concept lighting plan.

- D-11 Commercial Transparency.** Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The live/work units should be treated similar to commercial storefronts.

- D-12 Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.



The architect should focus on providing small gardens and stoops at the street frontages. Attention should be placed on detailing and pattern. The design should strive to personalize the streetscape with handcrafted objects for gates and fences. Embedding street names on the building or in the sidewalk gives a sense of identity. This attention to detail can anchor the neighborhood, endowing it with a sense of place.

## **E. Landscaping**

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

**Wallingford-specific supplemental guidance:**

- Flower boxes on windowsills and planters at entryways are encouraged.
- Greening of streets lacking trees, flowers and landscaping is strongly recommended.

Rather than relying upon green screens, the landscape architect should install simple objects such as flower boxes and raised planters that allow the residents to enjoy gardening along the streetscape both at ground and upper levels.

- E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

**Wallingford-specific supplemental guidance:**

- Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.

Landscape plazas and open spaces at the rights of way which provide visual permeability into the site would enhance the connection between activity at streetscape and the sequences of open space within the complex. Other than the open space at N. 34<sup>th</sup> St on the north site, the views to the interior open spaces seem narrow and closed off. If a gate is to be considered for this open space along N. 34<sup>th</sup> St. in Option # 3, the gate should be set back from the sidewalk to create an eddy as an intermediary space between the public sphere and the private realm between the units.

A landscape and placemaking site strategy should impact building forms, not merely decorating the edge of the site.

## DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). Staff recommendation will be reserved until after the MUP application is received.

At the time of the Early Design Guidance meeting, the following departures were requested:

1. Transparency of street facing façade. SMC 23.47.008B. Without more specific information about the location, design and reason for the departure (the packet does not provide information) from the land use code, staff cannot make a preliminary judgment.
2. Blank façade at street level. SMC23.47.008A. Without more specific information about the location, design and reason for the departure (the packet does not provide information) from the land use code, staff cannot make a preliminary judgment.  
The Board indicated Click here to enter text.
3. Street Facing Façade SMC 23.45.529C. Without more specific information about the location, design and reason for the departure (the packet does not provide information) from the land use code, staff cannot make a preliminary judgment.
4. Dwelling unit location along street frontage. SMC 23.47.008D. Without more specific information about the location, design and reason for the departure (the packet does not provide information) from the land use code, staff cannot make a preliminary judgment.